



# PROPERTY MAINTENANCE DEPARTMENT

Rent Control Board

## THE CITY *of* EAST ORANGE

44 CITY HALL PLAZA

EAST ORANGE, NEW JERSEY 07018

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Mark Barner  
Director

**TED R. GREEN**  
MAYOR

**Re: Notice regarding essential codes; Annual Registration, Heat Season, Certificate of Habitability, Establishment of Rental Increase, Notice of Increase, and limited fees to tenants for late payments of rent or bounced checks. All owners whose rent is subject to Rent Control and Conversions shall adhere to the provision of Chapter 218 and Chapter 159 Standards.**

Dear Landlord and/or Agent,

Please find enclosed all Notices for the essential codes listed above; **218-14** Annual Registration, **159-117** Housing Standards Heat season, **159-45** Certificate of Habitability, **218-10** Establishment of rental increases, **218-12** Notice of rental increase, and **218-31** Limited fee for late payment of rent or bounced checks.

Residential buildings with three or fewer livable units are exempt from the Rent Control guidelines. Mixed-Use buildings with three or fewer livable units are exempt from the Rent Control guidelines. Commercial buildings with no livable units are exempt from the Rent Control guidelines. Residential buildings owned or subsidized by HUD (whole buildings only) are exempt from the Rent Control guidelines.

Please be advised if a landlord owns several Rent Control properties in the City of East Orange, it is his or her responsibility to ensure that each building is in compliance with Rent Control and Conversion Chapter 218 City of East Orange General code. All applications and forms can be printed from the Rent Leveling page.

Thanks you for your attention to the above matter.

If there are further questions or concerns please contact this office at 973-266-5320 or [Wanda.watson@eastorange-nj.gov](mailto:Wanda.watson@eastorange-nj.gov).

Respectfully,

*Wanda Watson*

Wanda Watson  
Rent Regulation Officer